PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
DBK 45/439,OR 507/405 &

SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

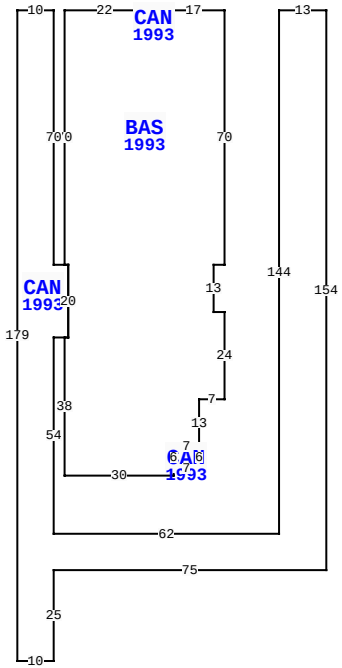
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		16 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,350	100	1993	5,350	897,705
CAN	20	30	1993	6	1,007
CAN	42	30	1993	13	2,181
CAN	4,492	30	1993	1,348	226,188
TOTALS	9,904			6,717	1,127,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,717	113.3000	221.22	1,485,935	1991	1991	0	0	0	24.15	75.85

1 SCHOOL – 0% - 0 Heated Area: 5350 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111160	H/AC	2,000	07/18/2011
20111155	SIGN	17,500	07/14/2011
021612	XFOB	4,000	09/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 CAN=[YR=1993] W5 S4 E5 N4$ S4 W5 N4 W22 S70 CAN=[YR=1993] W3 N70 W10 S179 E10 N25 E75 N154 W13 S144 W62 N54 E4 N20 W1$ E1 S20 W1 S38 E30 N2 CAN=[YR=1993] E7 N6 W7 S6$ N6 E7 N13 E7 N24 W3 N13 E3 N70$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	203,292.00	SF	2.00	2.00	100	1991	1991	3	50	203,292	
2	0812	CONCRETE C	0	0	0	0	41,770.00	SF	4.00	4.00	100	1991	1991	3	59.5	99,413	
3	0812	CONCRETE C	0	0	0	0	2,597.00	SF	4.00	4.00	100	1991	1991	3	59.5	6,181	
4	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	1991	1991	3	28	8,501	
5	0825	BRICK	0	0	0	0	4,474.00	SF	12.50	12.50	100	1991	1991	3	86	48,096	
6	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1991	1991	3	28	700	
7	1127	BRICK 8"	0	0	0	0	2,018.00	SF	11.00	11.00	100	1991	1991	3	86	19,090	
8	1127	BRICK 8"	0	0	166	6	996.00	SF	11.00	11.00	100	1991	1991	3	86	9,422	
9	1127	BRICK 8"	0	0	20	9	180.00	SF	11.00	11.00	100	1991	1991	3	86	1,703	
10	0421	CL FNC 3'	0	0	0	0	94.00	LF	4.00	4.00	100	1991	1991	3	27	102	

TOTAL OB/XF 396,500

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008300	C	SCHOOL	0		PI-1	0.00	0.00	56.91	AC		1.00	1.00	1.00	200,000.00	200,000.00	11,382,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
DBK 45/439,OR 507/405 &

SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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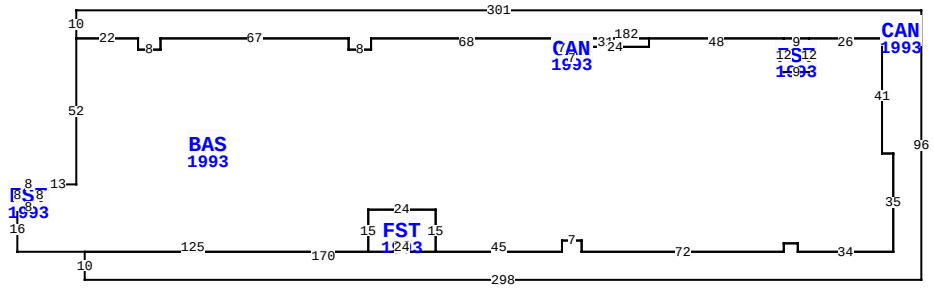
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		13 100
Frame	04	REIN CONC 100
Story Height		17 100
RMS		32 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,696	100	1993	21,696	3,577,954
CAN	121	30	1993	36	5,937
CAN	7,021	30	1993	2,106	347,307
FST	64	50	1993	32	5,277
FST	108	50	1993	54	8,906
FST	360	50	1993	180	29,685
TOTALS	29,370			24,104	3,975,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	24,104	111.3552	217.42	5,240,692	1991	1991	0	0	0	24.15	75.85

2 SCHOOL – 0% - 0 Heated Area: 21696 HX Base Yr



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
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TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0424	CL FNC 6'	0	0	0	0	1,111.00	LF	20.00	20.00	100	1991	1991	3	27	5,999	
12	0425	CL FNC 8'	0	0	0	0	29.00	LF	10.65	10.65	100	1991	1991	3	27	83	
13	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1991	1991	3	27	189	
14	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1991	1991	3	27	189	
15	0430	CL FNC 6B	0	0	0	0	922.00	LF	9.70	9.70	100	1991	1991	3	27	2,415	
16	0383	FREEZER	0	0	13	14	182.00	SF	105.00	105.00	100	1991	1991	3	20	3,822	
17	0381	COOLER	0	0	13	13	169.00	SF	82.50	82.50	100	1991	1991	3	20	2,789	
18	0967	SPORTS FLR	0	0	0	0	6,324.00	SF	5.75	5.75	100	1991	1991	3	20	7,273	
19	0965	SPRNK FIRE	0	0	0	0	16.00	UT	240.00	240.00	100	1991	1991	3	60	2,304	
20	0471	VINYL FNC	0	0	0	0	24.00	LF	32.00	32.00	100	2010	2010	3	76	584	

TOTAL OB/XF 25,647

BUILDING DIMENSIONS

CAN=[YR=1993] W301 S10 BAS=[YR=1993] S52 W13 FST=[YR=1993] W8S8E8N8 $ S8 W8 S16 E125 FST=[YR=1993] E24 N15 W24 S15 $ N15 E24 S15 E45 N4 E7 S4 E72 N3 E5 S3 E34 N35 W4 N41 W26 FST=[YR=1993] W9 S12 E9 N12$ S12 W9 N12 W48 CAN=[YR=1993] W31 S7 E7 N4 E24 N3$ S3 W24 S4 W7 N7 W68 S4 W8 N4 W67 S4 W8 N4 W22$ E22 S4 E8 N4 E67 S4 E8 N4 E182 S41 E4 S35 W34 N3 W5 S3 W72 N4 W7 S4 W170 S10 E298 N96$.

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
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SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

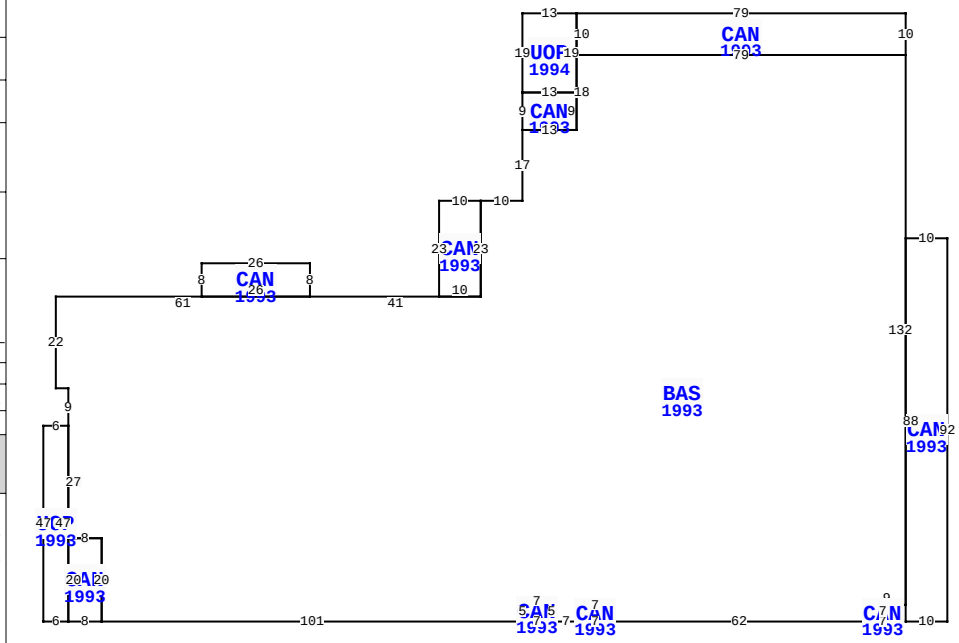
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		7 100
Frame	04	REIN CONC 100
Story Height		18 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,817	100	1993	20,817	3,489,048
CAN	28	30	1993	8	1,341
CAN	28	30	1993	8	1,341
CAN	35	30	1993	10	1,676
CAN	117	30	1993	35	5,866
CAN	160	30	1993	48	8,045
CAN	208	30	1993	62	10,391
CAN	230	30	1993	69	11,565
CAN	790	30	1993	237	39,723
CAN	920	30	1993	276	46,259
TOTALS	23,862			21,675	3,632,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	21,675	113.1735	220.97	4,789,525	1991	1991	0	0	0	24.15	75.85

3 SCHOOL – 0% - 0 Heated Area: 20817 HX Base Yr



** This building has 12 Sub-Areas

NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016	KK	LGL DATE	
XF DATE			LAND DATE	06/21/2024 TD
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
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ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W79 UOP=[YR=1994] W13 S19 CAN=[YR=1993] S9 BAS=[YR=1993] S17 W10 CAN=[YR=1993] W10 S23 E10 N23$ S23 W41 CAN=[YR=1993] N8 W26 S8 E26$ W61 S22 E3 S9 UOP=[YR=1993] W6 S47 E6 CAN=[YR=1993] E8 N20 W8 S20$ N47 $ S27 E8 S20 E101 CAN=[YR=1993] E7 N5 W7 S5$ N5 E7 S5 E7 CAN=[YR=1993] E7 N4 W7 S4$ N4 E7 S4 E62 CAN=[YR=1993] E7 N4 W7 S4$ N4 E9 CAN=[YR=1993] S4 E10 N92 W10 S88$ N132 W79 S18 W13$ E13 N9 W13$ E13 N19$ S10 E79 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
21	0811	CONCRETE B	0	0	66	8	528.00	SF	5.20	5.20	100	2000	2000	3	77	2,114	
22	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	100	2000	2000	3	77	541	
23	0803	ASPHALT C	0	0	0	0	2,186.00	SF	2.00	2.00	100	2000	2000	3	50	2,186	
24	0812	CONCRETE C	0	0	0	0	1,132.00	SF	4.00	4.00	100	2000	2000	3	77	3,487	
25	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	2000	2000	3	77	3,083	
26	1242	WD DECK A	0	0	31	10	310.00	SF	10.00	10.00	100	2005	2005	3	22	682	
27	0423	CL FNC 5'	0	0	0	0	300.00	LF	6.85	6.85	100	2000	2000	3	48	986	
28	0812	CONCRETE C	0	0	0	0	3,170.00	SF	4.00	4.00	100	2000	2000	3	77	9,764	
29	0802	ASPHALT B	0	0	132	4	528.00	SF	2.40	2.40	100	2000	2000	3	50	634	
30	0803	ASPHALT C	0	0	0	0	36,938.00	SF	2.00	2.00	100	2000	2000	3	50	36,938	

TOTAL OB/XF 60,415

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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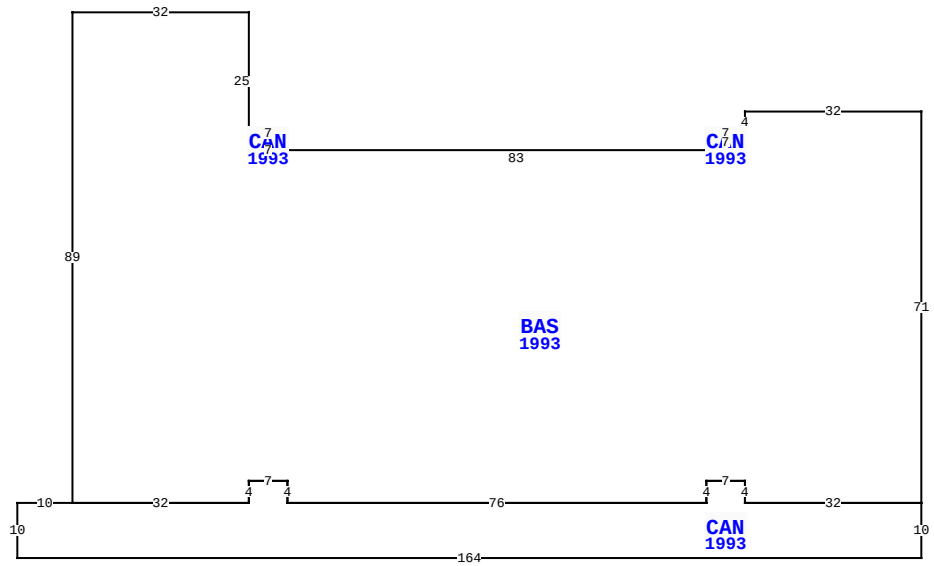
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		18 100
Frame	04	REIN CONC 100
Story Height		13 100
RMS		27 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,824	100	1993	10,824	1,744,954
CAN	21	30	1993	6	967
CAN	21	30	1993	6	967
CAN	1,696	30	1993	509	82,057
TOTALS	12,562			11,345	1,828,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	11,345	108.8564	212.54	2,411,266	1991	1991	0	0	0	24.15	75.85

4 SCHOOL – 0% - 0 Heated Area: 10824 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S4 CAN=[YR=1993] W7 S3 E7 N3$ S3 W83 CAN=[YR=1993] N3 W7 S3 E7$ W7 N25 W32 S89 CAN=[YR=1993] W10 S10 E164 N10 W32 N4 W7 S4 W76 N4 W7 S4 W32$ E32 N4 E7 S4 E76 N4 E7 S4 E32 N71$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
31	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2000	2000	3	48	576	
32	0465	FNC GT 15'	0	0	0	0	8.00	UT	562.50	562.50	100	2000	2000	3	48	2,160	
33	0423	CL FNC 5'	0	0	0	0	357.00	LF	6.85	6.85	100	2000	2000	3	48	1,174	
34	0972	ST LGHT UN	0	0	0	0	4.00	UT	12,650.00	12,650.00	100	1991	1991	3	28	14,168	
35	0402	CONC BUMPE	0	0	0	0	75.00	UT	25.00	25.00	100	1991	1991	3	68	1,275	
36	0991	TENNIS CRT	0	0	0	0	8.00	UT	18,000.00	18,000.00	100	1991	1991	3	59.5	85,680	
37	0351	CARPORT MT	0	0	80	50	4,000.00	SF	10.00	10.00	100	1991	1991	3	20	8,000	
38	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	1991	1991	3	20	27,000	
39	0443	STK FNC 6'	0	0	0	0	72.00	LF	10.00	10.00	100	2015	2015	3	65	468	
40	0510	GARAGE WD-	0	0	28	19	532.00	SF	35.00	35.00	100	1991	1991	3	20	3,724	

TOTAL OB/XF 144,225

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
DBK 45/439,OR 507/405 &

SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

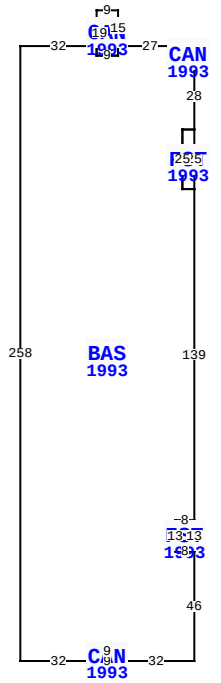
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		68 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,498	100	1993	18,498	3,126,187
CAN	35	30	1993	10	1,690
CAN	36	30	1993	11	1,859
CAN	171	30	1993	51	8,619
FST	104	50	1993	52	8,788
FST	125	50	1993	62	10,478
TOTALS	18,969			18,684	3,157,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	18,684	114.1140	222.81	4,162,982	1991	1991	0	0	0	24.15	75.85

5 SCHOOL – 0% - 0 Heated Area: 18498 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W5 BAS=[YR=1993] W27 CAN=[YR=1993] N15 W9 S19 E9 N4 $ S4 W9 N4 W32 S258 E32 CAN=[YR=1993] E9 N4 W9 S4 $ N4 E9 S4 E32 N46 FST=[YR=1993] N13 W8 S13 E8 $ W8 N13 E8 N139 FST=[YR=1993] N25 W5 S25 E5 $ W5 N25 E5 N28 W5 N7 $ S7 E5 N7 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
41	0351	CARPORT MT	0	0	30	19	570.00	SF	10.00	10.00	100	1991	1991	3	20	1,140	
42	0351	CARPORT MT	0	0	23	14	322.00	SF	10.00	10.00	100	2019	2019	3	82	2,640	
43	0811	CONCRETE B	0	0	31	20	620.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,918	
44	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1991	1991	3	68	51	
45	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1991	1991	3	20	216	
46	0812	CONCRETE C	0	0	0	0	5,033.00	SF	4.00	4.00	100	1991	1991	3	59.5	11,979	
47	0424	CL FNC 6'	0	0	0	0	1,039.00	LF	20.00	20.00	100	1991	1991	3	27	5,611	
48	0421	CL FNC 3'	0	0	0	0	194.00	LF	4.00	4.00	100	1991	1991	3	27	210	
49	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1991	1991	3	27	162	
50	0940	SHEDS/PORT	0	0	40	12	480.00	SF	30.00	30.00	100	1991	1991	3	20	2,880	

TOTAL OB/XF 26,807

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
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SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

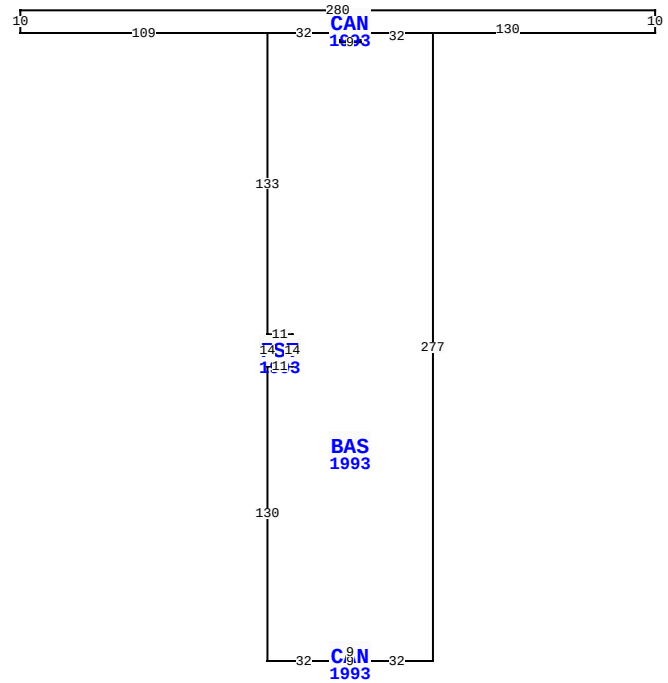
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		32 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		31 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,995	100	1993	19,995	3,216,753
CAN	36	30	1993	11	1,770
CAN	2,836	30	1993	851	136,907
FST	154	50	1993	77	12,388
TOTALS	23,021			20,934	3,367,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	20,934	108.6278	212.10	4,440,101	1991	1991	0	0	0	24.15	75.85

6 SCHOOL – 0% - 0 Heated Area: 19995 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W280 S10 E109 BAS=[YR=1993] S133 FST=[YR=1993] S14 E11 N14 W11 $ E11 S14 W11 S130 E32 CAN=[YR=1993] E9 N4 W9 S4 $ N4 E9 S4 E32 N277 W32 S4 W9 N4 W32 $ E32 S4 E9 N4 E130 N10 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
51	1242	WD DECK A	0	0	24	9	216.00	SF	10.00	10.00	100	2000	2000	3	20	432	
52	1242	WD DECK A	0	0	30	8	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
53	1242	WD DECK A	0	0	30	12	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
54	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00	13.00	100	2000	2000	3	20	94	
55	0940	SHEDS/PORT	0	0	24	8	192.00	SF	30.00	30.00	100	1991	1991	3	20	1,152	
56	2520	FIELD LGHT	0	0	0	0	4.00	UT	22,500.00	22,500.00	100	1991	1991	3	20	18,000	
57	0812	CONCRETE C	0	0	0	0	2,162.00	SF	4.00	4.00	100	1991	1991	3	59.5	5,146	
58	0423	CL FNC 5'	0	0	0	0	600.00	LF	6.85	6.85	100	1991	1991	3	27	1,110	
59	0427	CL FNC 10'	0	0	0	0	68.00	LF	13.51	13.51	100	1991	1991	3	27	248	
60	0421	CL FNC 3'	0	0	0	0	132.00	LF	4.00	4.00	100	1991	1991	3	27	143	

TOTAL OB/XF 27,525

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
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SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

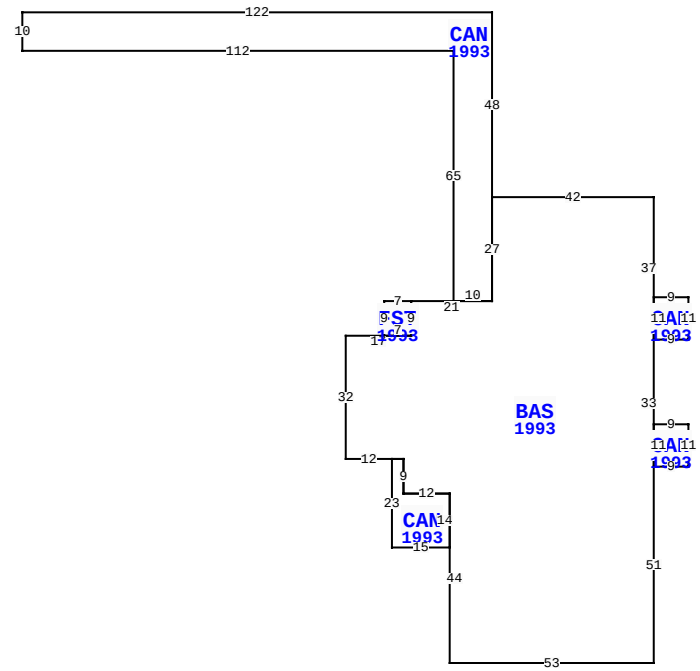
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		23 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,178	100	1993	7,178	1,436,916
CAN	99	30	1993	30	6,006
CAN	99	30	1993	30	6,006
CAN	237	30	1993	71	14,213
CAN	1,870	30	1993	561	112,303
FST	63	50	1993	32	6,406
TOTALS	9,546			7,902	1,581,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,902	135.1680	263.92	2,085,496	1991	1991	0	0	0	24.15	75.85

7 SCHOOL – 0% - 0 Heated Area: 7178 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 CAN=[YR=1993] N48 W122 S10 E112 S65 E10 N27 $ S27 W21 FST=[YR=1993] W7 S9 E7 N9 $ S9 W17 S32 E12 CAN=[YR=1993] S23 E15 N14 W12 N9 W3 $ E3 S9 E12 S44 E53 N51 CAN=[YR=1993] E9 N11 W9 S11 $ N33 CAN=[YR=1993] E9 N11 W9 S11 $ N37 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
61	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1991	1991	3	27	162	
62	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1991	1991	3	27	81	
63	0940	SHEDS/PORT	0	0	44	16	704.00	SF	30.00	30.00	100	1991	1991	3	20	4,224	
64	0511	GARAGE CB-	0	0	16	16	256.00	SF	40.00	40.00	100	1991	1991	3	59.5	6,093	
65	0350	CARPORT WD	0	0	12	8	96.00	SF	13.00	13.00	100	1991	1991	3	20	250	

LAND DESCRIPTION

TOTAL OB/XF 10,810

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

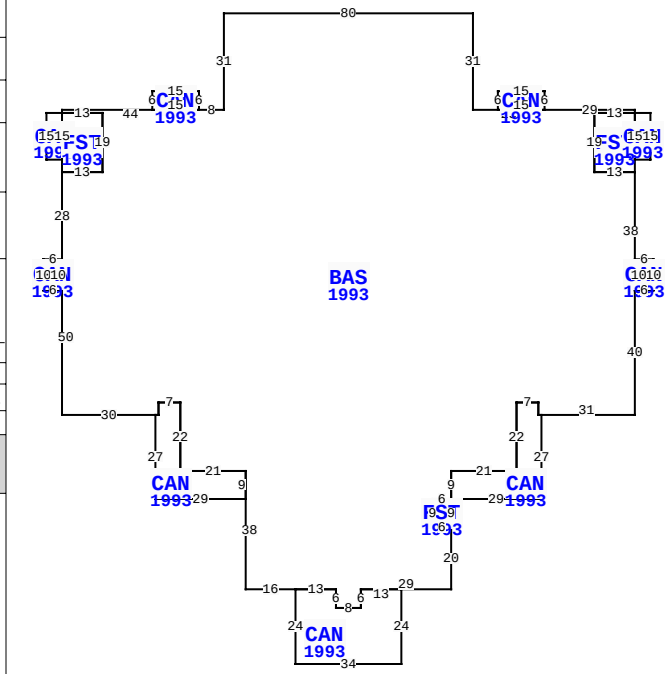
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		91 100
Frame	04	REIN CONC 100
Story Height		25 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24,408	100	1993	24,408	5,892,837
CAN	60	30	1993	18	4,345
CAN	60	30	1993	18	4,345
CAN	75	30	1993	22	5,312
CAN	75	30	1993	22	5,312
CAN	90	30	1993	27	6,519
CAN	90	30	1993	27	6,519
CAN	433	30	1993	130	31,386
CAN	433	30	1993	130	31,386
CAN	768	30	1993	230	55,529
TOTALS	27,040			25,307	6,109,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	25,307	163.0200	318.30	8,055,218	1991	1991	0	0	0	24.15	75.85

8 SCHOOL – 0% - 0 Heated Area: 24408 HX Base Yr



** This building has 13 Sub-Areas

NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 CAN=[YR=1993] N6W15S6E15 $ W23N31W80 S31W8
CAN=[YR=1993] N6 W15S6 E15$W44 S1CAN=[YR=1993] W5S15
E5FST=[YR=1993] S4 E13 N19W13 S15 $ N15$ E13 S19 W13 S28
CAN=[YR=1993] W6 S10 E6 N10 $ S50 E30 CAN=[YR=1993] S27
E29N9 W21N22W7 S4 W1 $ E1N4E7S22E21 S38E16 CAN=[YR=1993]
S24E34N24W13S6W8N6W13$ E13S6E8N6E29N20FST=[YR=1993] N9W6 S9
E6$W6N9E6CAN=[YR=1993] E29N27W1N4W7 S22W21S9
$N9E21N22E7S4E31N40 CAN=[YR=1993] E6N10W6S10$N38FST=[YR=1993]
N4 CAN=[YR=1993] E5N15W5S15$N15W13 S19E13$ W13 N19E13N1$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
DBK 45/439,OR 507/405 &

SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

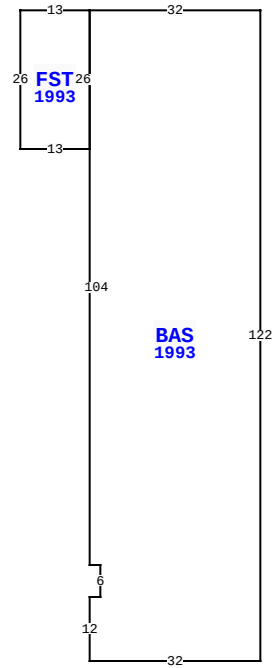
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		5 100
Frame	04	REIN CONC 100
Story Height		15 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,892	100	1993	3,892	642,875
FST	338	50	1993	169	27,915
TOTALS	4,230			4,061	670,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,061	111.5325	217.77	884,364	1991	1991	0	0	0	24.15	75.85

9 SCHOOL – 0% - 0 Heated Area: 3892 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FST=[YR=1993] W13 S26 E13 N26 $ S104 E2 S6 W2 S12 E32 N122 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
DBK 45/439,OR 507/405 &

SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

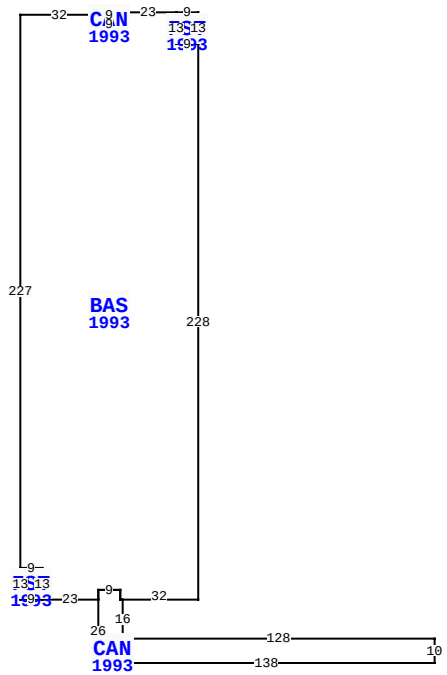
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		17 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		33 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,246	100	1993	17,246	2,821,984
CAN	36	30	1993	11	1,800
CAN	1,576	30	1993	473	77,397
FST	117	50	1993	58	9,490
FST	117	50	1993	58	9,490
TOTALS	19,092			17,846	2,920,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	17,846	110.4878	215.73	3,849,918	1991	1991	0	0	0	24.15	75.85

10 SCHOOL - 0% - 0 Heated Area: 17246 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=1993] W23 S1 CAN=[YR=1993] W9 S4 E9 N4 $ S4 W9 N4 W32 S227 FST=[YR=1993] S13 E9 N13 W9 $ E9 S13 E23 CAN=[YR=1993] S26 E138 N10 W128 N16 W1 N4 W9 S4 $ N4 E9 S4 E32 N228 W9 N13 $ S13 E9 N13 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
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SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

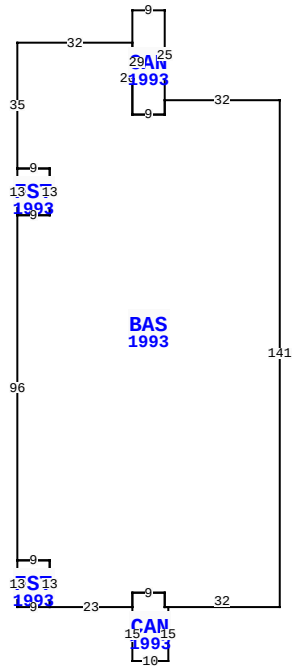
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	10	ENG H WATR 100
Fixtures		15 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,499	100	1993	10,499	1,808,748
CAN	186	30	1993	56	9,647
CAN	261	30	1993	78	13,438
FST	117	50	1993	58	9,992
FST	117	50	1993	58	9,992
TOTALS	11,180			10,749	1,851,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	10,749	116.3270	227.13	2,441,420	1991	1991	0	0	0	24.15	75.85

11 SCHOOL – 0% - 0 Heated Area: 10499 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
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ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 CAN=[YR=1993] N25 W9 S29 E9 N4$ S4 W9 N20 W32 S35 FST=[YR=1993] S13 E9 N13 W9$ E9 S13 W9 S96 FST=[YR=1993] S13 E9 N13 W9$ E9 S13 E23 CAN=[YR=1993] S15 E10 N15 W1 N4 W9 S4$ N4 E9 S4 E32 N141$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
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SCHOOL BOARD OF NASSAU COUNTY/
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FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

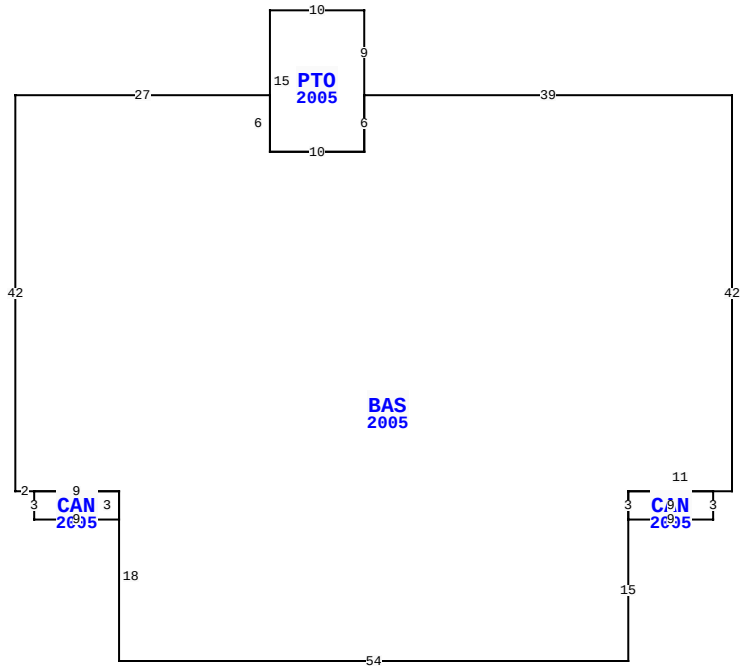
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,104	100	2005	4,104	392,248
CAN	27	30	2005	8	765
CAN	27	30	2005	8	765
PTO	150	5	2005	8	765
TOTALS	4,308			4,128	394,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	4,128	102.2532	111.46	460,107	2005	2005	0	0	0	14.25	85.75

12 CLUB HOUSE – 0% - 0 Heated Area: 4104 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W39 PTO=[YR=2005] N9 W10 S15 E10 N6$ S6 W10 N6 W27 S42 E2 CAN=[YR=2005] S3 E9 N3 W9$ E9 S18 E54 N15 CAN=[YR=2005] E9 N3 W9 S3$ N3 E11 N42$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

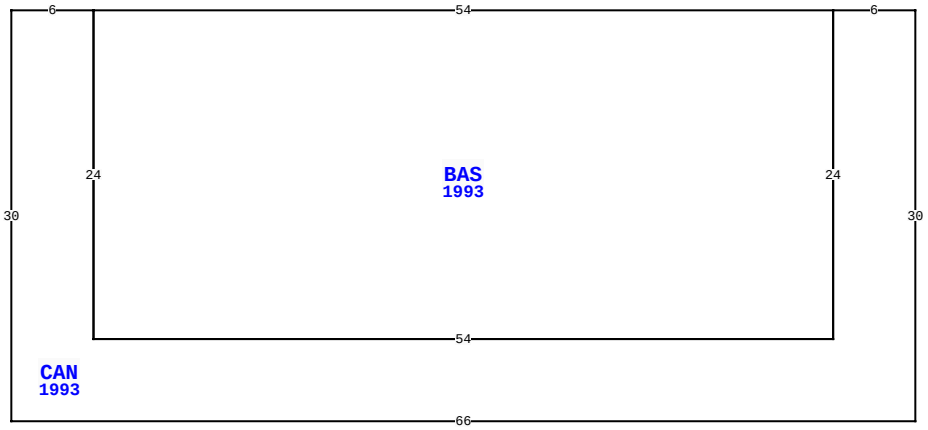
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	65,287
CAN	684	30	1993	205	10,327
TOTALS	1,980			1,501	75,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,501	71.8200	60.33	90,555	1991	1991	0	0	0	16.50	83.50

13 CONCESSION – 0% - 0 Heated Area: 1296 HX Base Yr



BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
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NEW CITRONA DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W6 BAS=[YR=1993] W54 S24 E54 N24$ S24 W54 N24 W6 S30 E66 N30$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

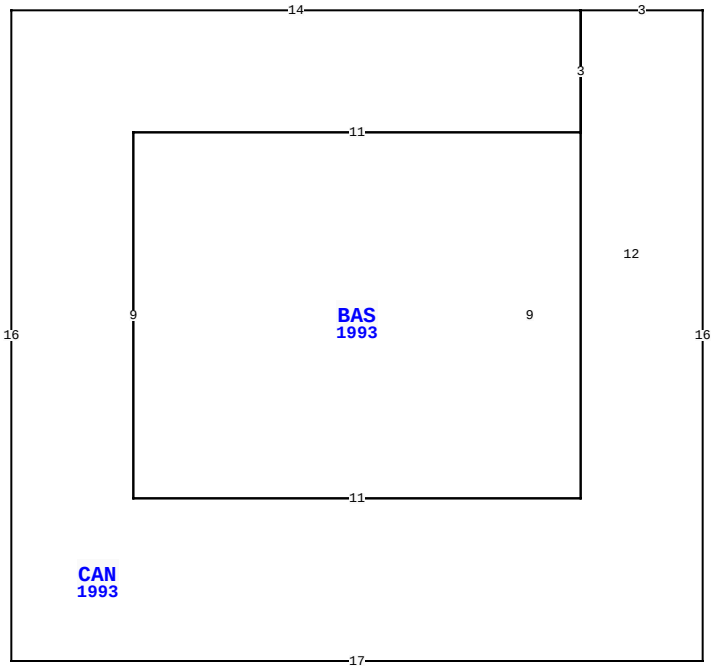
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100	1993	99	3,937
CAN	173	30	1993	52	2,068
TOTALS	272			151	6,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	151	56.7000	47.63	7,192	1991	1991	0	0	0	16.50	83.50

14 CONCESSION – 0% - 0 Heated Area: 99 HX Base Yr



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INC DATE		AG DATE	

NEW CITRONA DR, FERNANDINA BEACH

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,756,494
TOTAL MARKET OB/XF VALUE		691,929
TOTAL LAND VALUE - MARKET		11,382,000
TOTAL MARKET VALUE		42,830,423
SOH/AGL Deduction		12,852,250
ASSESSED VALUE		29,978,173
TOTAL EXEMPTION VALUE	01	29,978,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,830,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		43,104,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0735/1995	7/13/1995	QC	Q	I	03	100
GRANTOR: CARLESS THOMAS FRANK						
GRANTEE: SCHOOL BOARD OF NAS						
0514/1299	4/10/1987	WD	Q	I	03	72,000
GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S9 E11 N9$ CAN=[YR=1993] N3 W14 S16 E17 N16 W3 S12 W11 N9 E11$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS

PT LOTS 16,17,48,49,50,51,68,
69,70 & ABND R/W'S IN
DBK 45/439,OR 507/405 &

SCHOOL BOARD OF NASSAU COUNTY/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1180-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

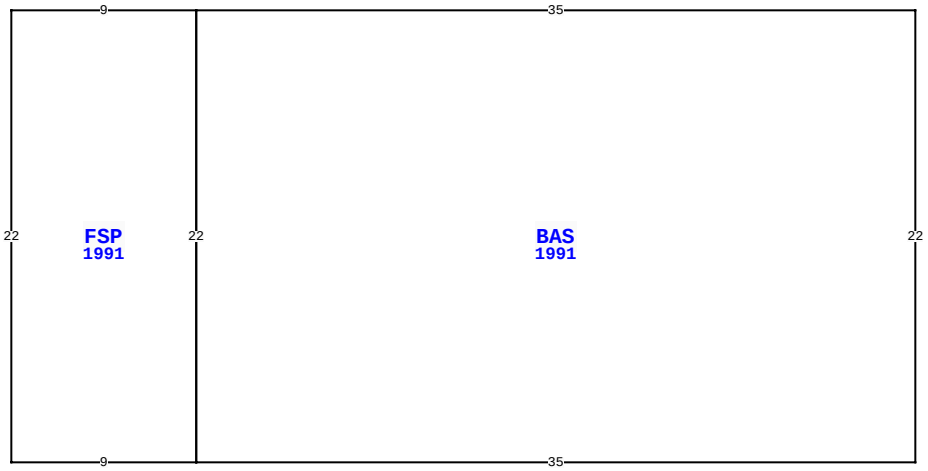
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1991	770	50,015
FSP	198	50	1991	99	6,430
TOTALS	968			869	56,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	869	92.6100	77.79	67,600	1991	1991	0	0	0	16.50	83.50

15 CONCESSION – 0% - 0 Heated Area: 770 HX Base Yr



NEW CITRONA DR, FERNANDINA BEACH

BLD DATE	06/24/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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GRANTOR: KAVANAUGH W H & ANNE						
GRANTEE: SCHOOL BOARD OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1991] W35 FSP=[YR=1991] W9 S22 E9 N22$ S22 E35 N22$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

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TOTAL OB/XF 0

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REVIEW DATE 01/14/2021 BY TWA Total Acres: 56.91 Total Land Value: 11,382,000 Market: 0 Agricultural: 0 Common: 11,382,000 PRINTED 07/30/2025 BY SYS